

FOR LEASE

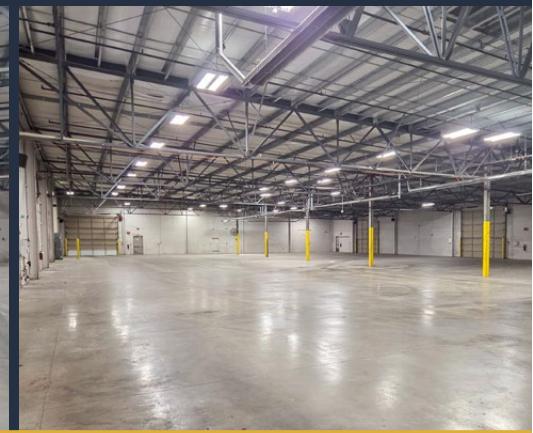
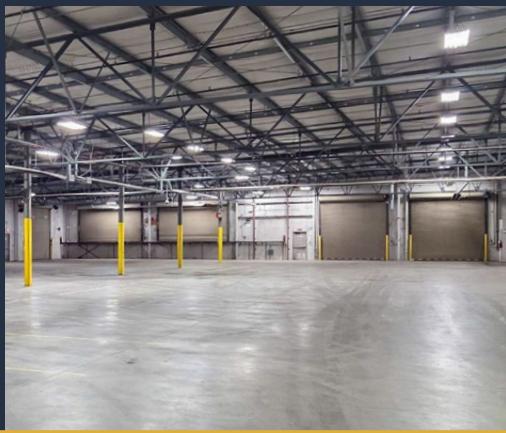
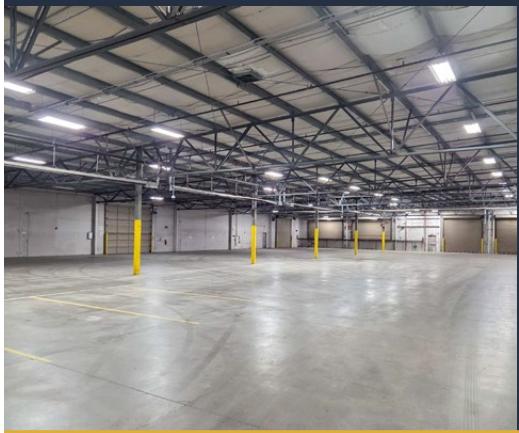
25,808 SF | \$0.95/SF/MO. NNN

Centrally Located Warehouse Opportunity

63245 NE Jamison St., Bend, OR 97703



MIX OF LARGE WAREHOUSE SPACE, PRIVATE OFFICES, AND AMPLE PARKING



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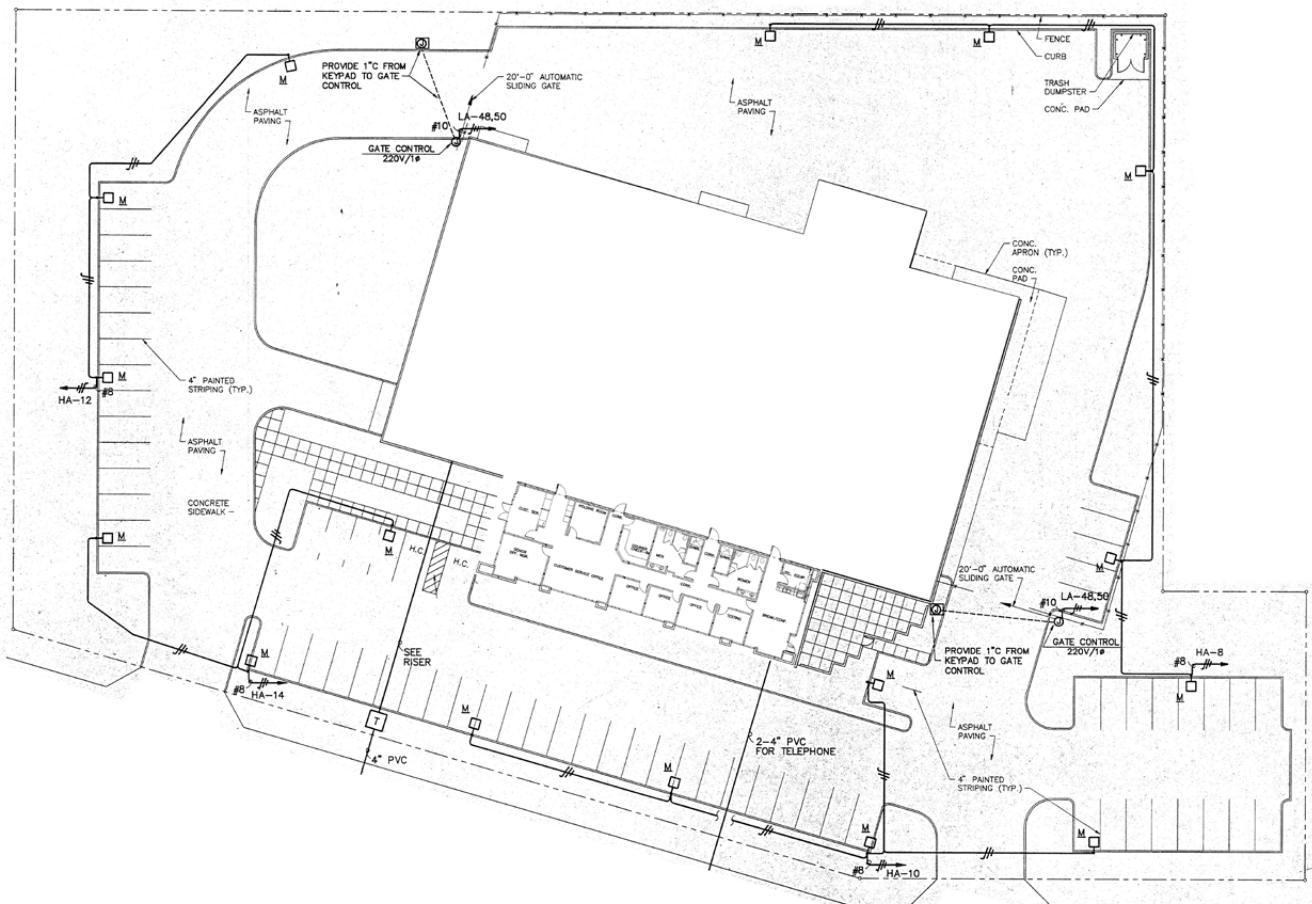
PROPERTY DETAILS

Avail. Space:	25,808 SF
Lease Rate:	\$0.95/SF/Mo. NNN
CAMs:	Est. at \$0.21/SF/Mo.
Lot Size:	2.55 AC
Year Built:	1995
Zoning:	Mixed Employment (ME)
Parking:	50+ onsite spaces

HIGHLIGHTS

- Abundant power onsite
- Easy access to major highways
- Six 14' grade level roll-up doors
- 20-foot peak roof height
- 51 feet between columns
- High visibility location off of Hwy 20
- Six private offices, receiving/reception space, and break room

SITE PLAN



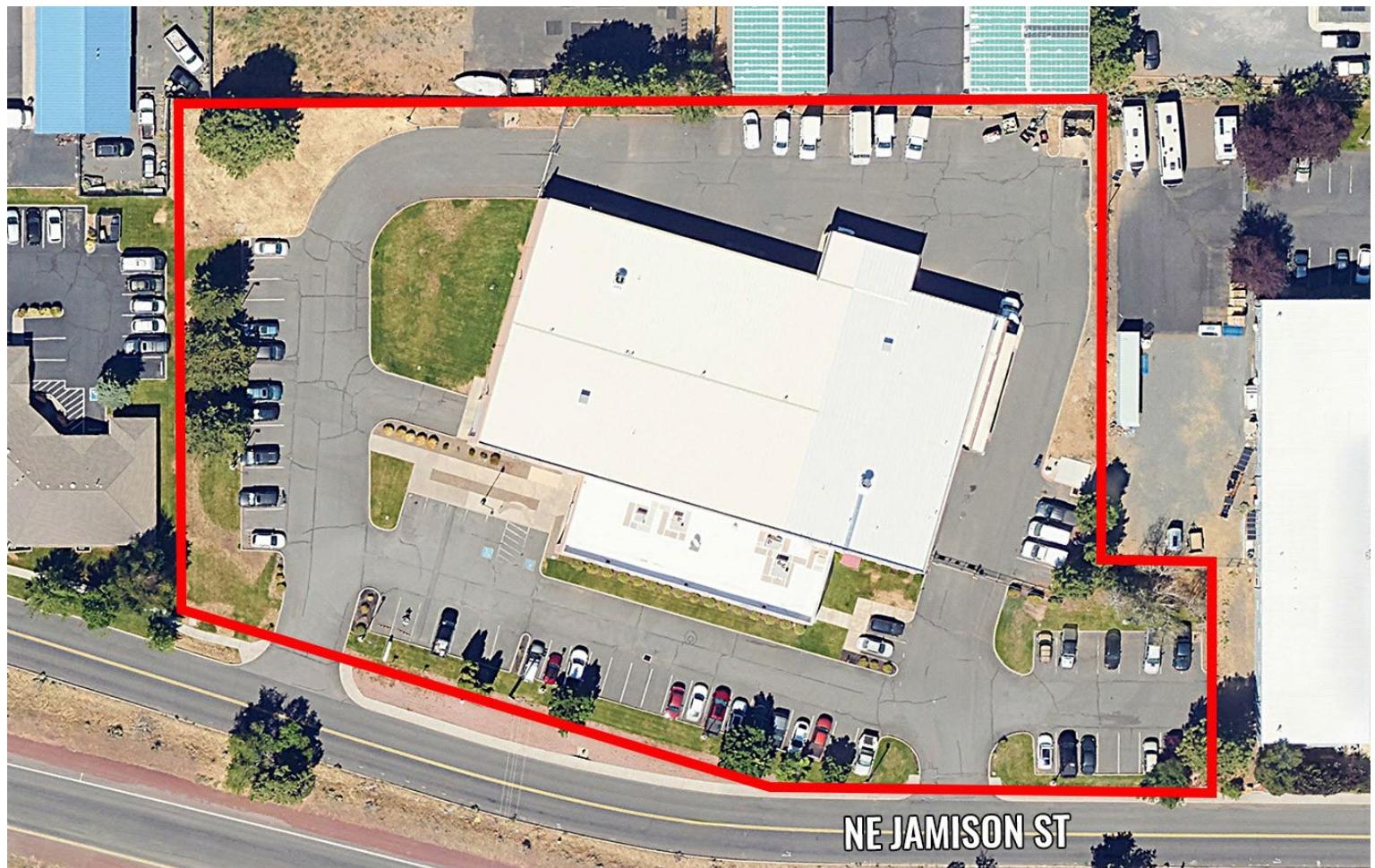
DEMOGRAPHICS - 1-MILE RADIUS

POPULATION STATS

			
5,820	6,202	1.28%	39.0
2025 Total Population	2030 Total Population	2025-2030 Population: Annual Growth Rate	2025 Median Age
			
\$702,514	2,175	113,715	2,281
Median Home Value	Total Households (HH)	Median HH Income	Total Housing Units

2025 BUSINESS STATS

			
684	6,665	3.0%	61,479
Total Businesses	Total Employees	Unemployment	Per Capita Income
			
4%	17%	34%	45%
No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree



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